

**FY 2019 Commercial Projects Subject to \$9,082,101.30 Available Funding**  
**Maryland Heritage Structure Rehabilitation Tax Credit Program**  
**Ranking Summary**

Projects must be completed within 30 months of Part 2 certification.*										
No. of Projects	Final Rated Score	Project Name	Address	City	County	Description	Est. Project Costs	Credit %	Credit Amount	Owner
1	92	Emerson Mansion	2500 N. Eutaw Place	Batimore	Baltimore City	Conversion of former mansion house to community center, daycare facility and rental apartment housing.	\$ 5,000,000.00	20%	\$1,000,000.00	Alan Pressman, Emerson Mansion, LLC
2	86	Seventh Metro Church	30 E. North Avenue	Batimore	Baltimore City	Conversion of historic church to event/performance space and market.	\$ 10,000,000.00	20%	\$2,000,000.00	Kelly Cross, 30 E. North Avenue, LLC
3	85	Visitation Frederick	200 E. Second Street	Frederick	Frederick	Conversion of former convent school to hotel and restaurant spaces.	\$ 15,000,000.00	20%	\$3,000,000.00	James O'Hare, O2J Visitation, LLC
4	84	American Ice Company	2100 W. Franklin Street	Batimore	Baltimore City	Conversion of historic ice plant to event and restaurant spaces.	\$ 13,000,000.00	20%	\$2,600,000.00	Ilya Alter, 2100 W. Franklin, LLC
5	83	Ox Fibre Brush Company	400 E. Church Street	Frederick	Frederick	Conversion of brush factory to rental apartment housing.	\$ 15,000,000.00	20%	\$3,000,000.00	Jacob Baum, HIG 400 East Church St., LLC
6	83	1214 Eutaw Place	1214 Eutaw Place	Batimore	Baltimore City	Conversion of former mansion to rental apartment housing and office spaces.	\$ 2,600,000.00	20%	\$520,000.00	Patrick Grace, 1214 Eutaw Partners, LLC

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7	81	Towson Armory	307 Washington Avenue	Towson	Baltimore	Conversion of former armory building to restaurant and retail spaces.	\$ 9,000,000.00	20%	\$1,800,000.00	Brian J. Gibbons, GGCAL Towson Row, LLC
8	75	600 N. Howard Street	600 N. Howard Street	Batimore	Baltimore City	Rehabilitation of former retail building as retail and office use.	\$ 2,000,000.00	20%	\$400,000.00	Christopher Regan, 600 N. Howard, LLC
9	72	413 N. Howard Street	413 N. Howard Street	Batimore	Baltimore City	Conversion of retail building for apartment and retail use.	\$ 1,252,500.00	20%	\$250,500.00	Greg Kostrikin, Howard Row, LLC
10	71	415 N. Howard Street	415 N. Howard Street	Batimore	Baltimore City	Conversion of retail building for apartment and retail use.	\$1,503,000.00	20%	\$300,600.00	Greg Kostrikin, Howard Row, LLC
11	60	Bernheimer Brothers Annex	300-306 W. Fayette Street	Baltimore	Baltimore City	Conversion of former department store to retail and storage uses.	\$ 18,500,000.00	20%	\$3,000,000.00	Jonathan Enrenfeld, Blue Ocean 300, LLC
12	59	Latrobe Apartment House	2 East Read Street	Baltimore	Baltimore City	Conversion of historic apartment house to hotel and restaurant use.	\$ 15,071,203.00	20%	\$3,000,000.00	Jen Webber, HM Charm City, LLC

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13	49	Day Village	511 North Avondale Road	Dundalk	Baltimore	Renovation of apartment complex and retail buildings.	\$ 25,074,272.34	25%	\$3,000,000.00	Richard G. Corey, Kent MCAP Holdings, LP
14	48	Alexander House Apartments	7 E. Washington Street	Hagerstown	Washington	Rehabilitation of former hotel and commercial building that was converted to elderly housing and commercial/retail spaces.	\$ 13,274,044.00	20%	\$2,654,808.80	Mecky Adnani, Alexander House Owner, LLC
15	33	Baltimore Bargain House Warehouse	1100 Wicomico Street	Baltimore	Baltimore City	Rehabilitation of warehouse building for commercial, manufacturing and office spaces.	\$ 18,500,000.00	20%	\$3,000,000.00	Christopher Regan, TTV Wicomico, LLC
						Totals	\$ 164,775,019.34		\$29,525,908.80	

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